



Purley Oaks Road, South Croydon CR2 0NX

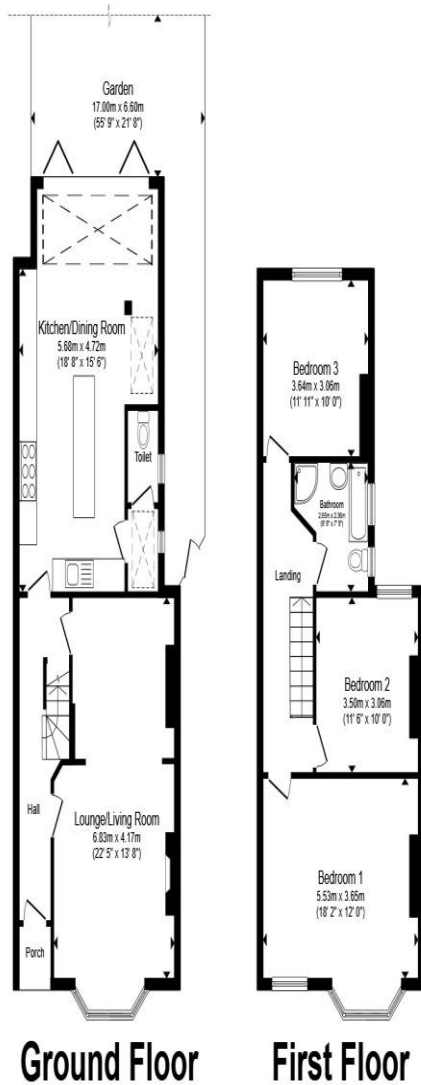
**welcome to
Purley Oaks Road, South Croydon**

A well-presented three-bedroom, semi-detached family home in the sought-after Purley Oaks Road in South Croydon, offering spacious living accommodation, two reception rooms, private driveway parking, and excellent transport links nearby.

Situated on the desirable Purley Oaks Road, this attractive three bedroom semi-detached home offers generous living space ideal for families. The property features two bright and versatile reception rooms, providing ample space for both relaxing and entertaining, alongside a well proportioned kitchen. You will also find a spacious conservatory overlooking the garden, creating an ideal space for relaxing or dining. Upstairs, there are three good-sized bedrooms offering plenty of natural light throughout.

Externally, the property benefits from a private driveway providing off-street parking, as well as a rear garden with a decking area- perfect for outdoor enjoyment.





The home is conveniently positioned within easy reach of Purley Oaks and Sanderstead Stations, offering excellent links to Central London, whilst also being close to local schools, parks and shops. Purley Oaks Road is a well-connected residential location popular with families and commuters alike.

Agents Note:

There is an easement on the title, please enquire with the branch

Total floor area 132.8 m² (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Purley Oaks Road, South Croydon

- Three-Bedroom Semi-Detached Family Home
- Two Spacious Reception Rooms
- Bright Conservatory Overlooking the Garden
- Separate Kitchen with Ample Storage Space
- Private Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SAN107982 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8651 6363



Sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)